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Bank of America, N.A.*

**UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA**

BANK OF AMERICA, N.A.,

Plaintiff,

vs.

EMERALD RIDGE LANDSCAPE  
MAINTENANCE ASSOCIATION; SFR  
INVESTMENTS POOL 1, LLC; and RED  
ROCK FINANCIAL SERVICES, LLC,

Defendants.

Case No.: 2:16-cv-02759-RFB-NJK

**STIPULATION AND ORDER TO DISMISS  
ALL REMAINING CLAIMS AND  
RELEASE CASH DEPOSIT**

SFR INVESTMENTS POOL 1, LLC, a  
Nevada limited liability company,

Counter/Cross Claimant,

vs.

BANK OF AMERICA, N.A.; U.S. BANK  
TRUST, N.A., AS TRUSTEE FOR LSF9  
MASTER PARTICIPATION TRUST;  
RONALD M. RHEES, an individual;  
CAMELLIA F. PEEBLES, an individual,

Counter/Counter Defendant.

Plaintiff and counter-defendant Bank of America, N.A. (**BANA**), defendants Emerald Ridge  
Landscape Maintenance Association and Red Rock Financial Services, LLC, and defendant,  
counterclaimant and cross-claimant SFR Investments Pool 1, LLC and stipulate to dismiss all

remaining claims in this action, with prejudice, each party to bear its own attorneys' fees and costs. This stipulation does not affect SFR's default judgment against cross-claim defendant U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, entered on March 30, 2021. (ECF No. 83.)

The parties further stipulate the cash deposits BANA tendered to the clerk on January 13, 2017, ECF No. 24 and February 9, 2017, ECF No. 38, shall be released to BANA c/o its counsel, Lilith V. Xara, Esq., Akerman LLP, 1635 Village Center Circle, Suite 200, Las Vegas, Nevada 89134.

DATED: May 26, 2021.

**AKERMAN LLP**

**HALL JAFFE & CLAYTON, LLP**

/s/ Lilith V. Xara.

/s/ Ashlie L. Surur

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/s/ Steven B. Scow

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cross-claimant SFR Investments Pool 1, LLC*

*Attorneys for Red Rock Financial Services, LLC*

**IT IS SO ORDERED.**

**ORDER**

  
**RICHARD E. BOULWARE, II**  
**United States District Court**

Dated: May 30, 2021.